

# Where in the World is Your Precinct?

Brookline  
Town Meeting Members Association

PRECINCT  
6



## TOWN OF BROOKLINE Precinct Reports

Prepared for  
BROOKLINE TOWN MEETING MEMBERS

With the assistance of the  
GIS Division of the Department of Information Technology  
Department of Planning & Community Development

SEPTEMBER 2003

# Brookline Precinct Profiles

## Precinct 6

### Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

### Precinct 6 Narrative

#### ◆ *Precinct Boundary*

Precinct 6 is located in central Brookline adjacent to Brookline precincts 4, 5, 7, 10, 12, and 14. It is bounded on the north by School and Washington Streets, on the east by the Harvard Street, on the south by Boylston Street, and on the west by Blake and Gardner Roads.

#### ◆ *Precinct 6 History*

Precinct 6 has sections of Brookline Village, Worcester Turnpike/Route 9, Fisher Hill and Aspinwall Hill. Brookline Village began as an adjunct to the Punch Bowl Village on lower Washington Street with Harvard Street as one of the few ways to Cambridge from Boston from the mid 1600s.

Washington Street, known as the "Road to Brighton" was the way cattle traveled to the tanneries and to the Brighton meat market. By the 1840s, the political and commercial center of the Town shifted to Brookline Village from Town Green with the construction of the Town Hall and the Brookline spur of the Boston & Worcester Railroad in the late in the 1840s. The area became a 19th century walking city with delightful mid-and late Victorian style

houses and apartment blocks. The area around the Town Hall was filled with a Fire Station, Library, a high school and grammar school, police station and court.

The Worcester Turnpike was constructed in 1806 opening up the area to the west. By the 1880s, this area had a strip had a strong commercial identity with brick and wooden stores, blacksmiths, carriage manufacturers as well as compact residential areas.

The area around Sumner, Brington and Clark Road are a small section of the Fisher Hill neighborhood laid out in 1884 by Frederick Law Olmsted. It contains the curvilinear street pattern of Olmsted and architect designed turn-of the century homes.

The section north of Fisher Hill, which encompasses Tappan, Blake, Welland to Washington Street, was originally in the Aspinwall family. It became the home of Susannah Aspinwall and Lewis Tappan, a strong abolitionist who sold it to George Baty Blake. Blake sold land to the Town for the High School in the 1890s, which now overlooks Cypress Field, the first municipal playground in the country. After his widow's death, the estate became a cohesive well-designed suburb of the first decades of the 20th century. With houses mostly in the American Colonial style.

#### ◆ *Precinct 6 Today*

Precinct 6 contains 158 acres or 6,887,525 square feet of land area. It is typified by single- and two family homes on small lots (5000 to 7000 square foot lots). The precinct also contains multi-family residential. Owner-occupants make up 55.4 percent of the residential ownership population. Precinct 6 has a moderate

amount of commercial uses and a nominal amount of industrial zoned land.

As noted, the predominant land-use pattern in Precinct 6 is one and two-family residential which makes up 73.9 percent of the land area of the precinct. The precinct also contains 10.6 acres of land used for multi-family residential along Boylston Street. Precinct 6's focus of activity is Washington and Harvard Streets in Brookline village. A secondary focal point is the Boylston-Cypress intersection. Combined, both commercial nodes consist of almost 1.3 million square feet of commercial and office zoned land. A small industrially zoned parcel (34,859 s.f.) is located on Cameron Street.

Precinct 6 has over 1.0 million square feet of public recreation and open space land. This includes the Billy Ward Playground, Emerson Garden, the Boylston Street Playground, and the Cypress Street Playground. Major public facilities in or near Precinct 6 include the Pierce School, Brookline High School, Brookline Town Hall, the Brookline Public Health Center, the Main Brookline Library, and the Brookline Public Safety building. Houses of worship in the precinct include the Brookline Church of Christ and the Korean Church of Boston. Precinct 6 is served by the Riverside Green Line train and Boylston, Washington, and Harvard Streets as major routes for automobile traffic.

[illegible]

## BROOKLINE GIS

**"Mapping Our Community"**  
<http://toxa.toxa.brookline.ma.us/eis>

Map created by Brookline GIS on 08/12/2003.



# Brookline Precinct Profiles

## Precinct 6

Prepared by the Town of Brookline's  
Planning & Community Development Department  
For the Town Meeting Members Association

### POPULATION (2000 Census)

Cohort	Number	Percent
Under 5	180	5.1%
5 to 9	197	5.6%
10 to 14	204	5.8%
15 to 19	172	4.9%
20 to 24	391	11.2%
25 to 34	809	23.1%
35 to 44	502	14.4%
45 to 54	524	15.0%
55 to 64	257	7.3%
65 to 74	142	4.1%
75+	120	3.4%
<b>Total</b>	<b>3498</b>	<b>100.0</b>
Under 18	700	20.0%
Over 65	262	7.5%

### HOUSING (2000 Census)

	Units	Percent
Owner-Occupied	662	55.4%
Renter-Occupied	532	44.6%
<b>Total Units</b>	<b>1194</b>	<b>100.0</b>
Affordable Units*	11	Note: Public Housing Units

\*Source: Brookline Planning and Community Development Department

### TAX EXEMPT PARCELS (NUMBER & AREA)\*

	Number	Area (s.f.)
Precinct 6 Tax Exempt	26	1,379,054

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

\*Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database

### LAND USE\*

Use Category	Sq. Ft.	Acres	Pct
Single-Family Residential	1,654,273	38.0	29.3%
Two-Family Residential	989,417	22.7	17.5%
Three-Family Residential	286,820	6.6	5.1%
4-8 Family Residential	223,974	5.1	4.0%
Multi-Family	148,793	3.4	2.6%
Retail	190,543	4.4	3.4%
Other Commercial	88,912	2.0	1.6%
General Office	128,909	3.0	2.3%
Public Rec./Open Space	1,001,359	23.0	17.7%

[Land Use Table Continued on Next Page]

### ZONING

Zoning District	Sq. Ft.	Acres	Percent
1 & 2 Family	5,092,704	117.0	73.9%
Multi-Family	462,798	10.6	6.7%
Commercial/Office	1,297,164	29.8	18.8%
Industrial	34,859	0.8	0.5%
<b>Total Land Area</b>	<b>6,887,525</b>	<b>158</b>	<b>100.00%</b>

### PARKS, RECREATION, & OPEN SPACES

#### Facility/Site

Billy Ward Playground  
Emerson Garden  
Boylston Street Playground  
Cypress Street Playground

### TOWN & SCHOOL FACILITIES

#### Facility

Pierce School	Brookline Main Library
Town Hall	Public Safety Building
Brookline Public Health Center	Brookline High School

### HOUSES OF WORSHIP

#### Facility

Brookline Church of Christ  
Korean Church of Boston

### GOVERNMENT INFORMATION

School District	Pierce (part), Runkle (part), Lincoln (part)
Buffer Zones:	Pierce-Lincoln, Lincoln-Runkle
State Legislature	15 <sup>th</sup> Norfolk
State Senate	First Middlesex & Norfolk (Cynthia Creem)
US Congress	4 <sup>th</sup> (Barney Frank)
US Senate	Edward M. Kennedy, John Kerry
Norfolk County Courthouse	



# Brookline Precinct Profiles

## Precinct 6

Prepared by the Town of Brookline's  
Planning & Community Development Department  
For the Town Meeting Members Association

### LAND USE CONTINUED

Use Category	Sq. Ft.	Acres	Pct
Municipal Facilities	1,109,730	25.5	19.6%
State/Federal Facilities	22,806	0.5	0.4%
Mixed Use	71,730	1.6	1.3%
Non-Transient Lodging	6201	0.1	0.1%
Educational/Museum/Other	8799	0.2	0.2%
Gas Station/Other Car Rel.	29,623	0.7	0.5%
Private Schools/Playgrounds	191,375	4.4	3.4%
Religious	46,344	1.1	0.8%
Residential Vacant	48,946	1.1	0.8%
<b>Total Land Area</b>	<b>5,652,631</b>	<b>129.8</b>	<b>100.0%</b>

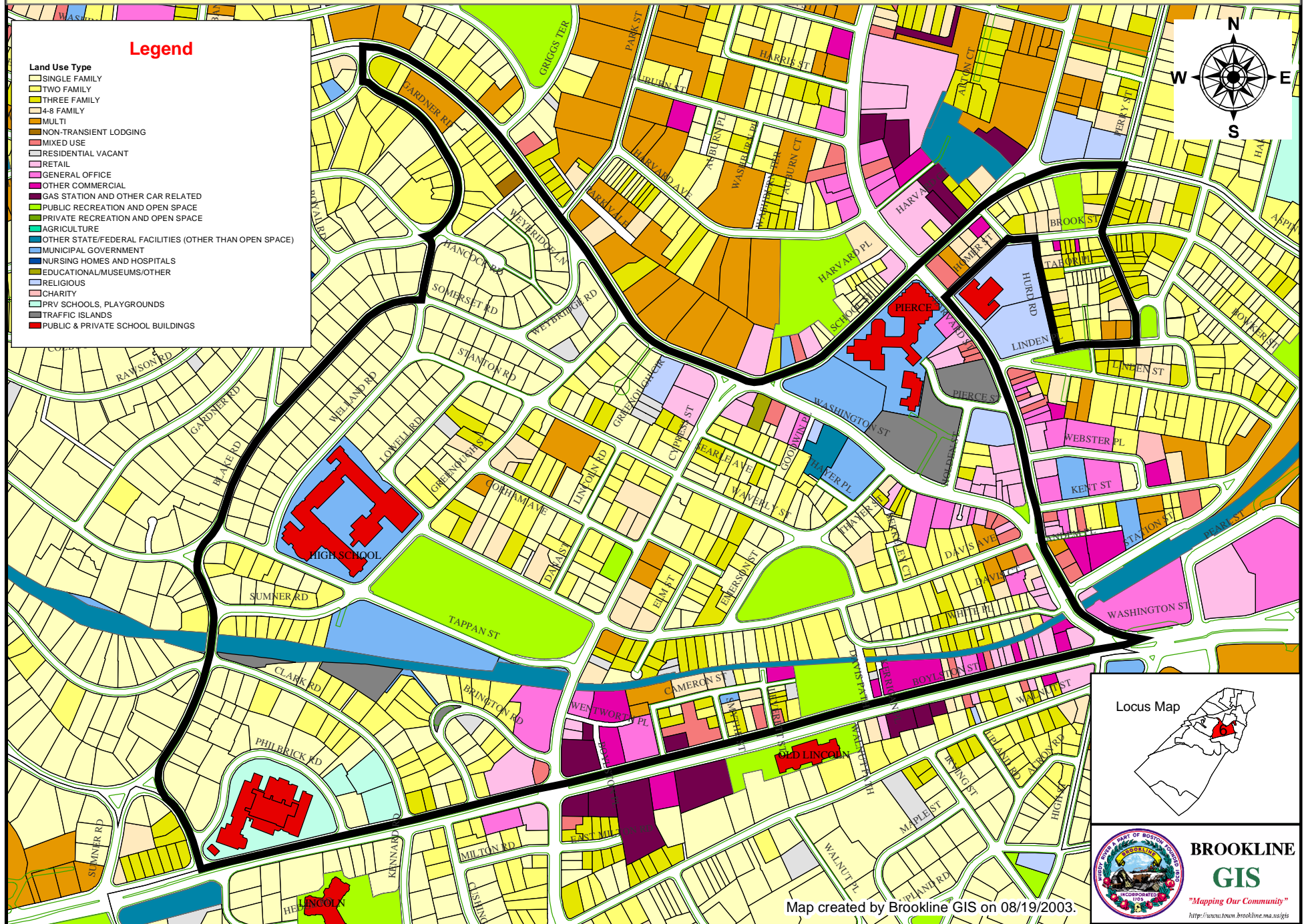
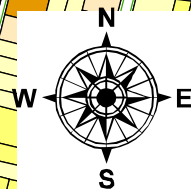
\*Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database



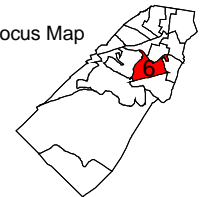
# TOWN OF BROOKLINE LAND USE FOR PRECINCT NO. 6

## Legend

- Land Use Type**
- SINGLE FAMILY
  - TWO FAMILY
  - THREE FAMILY
  - 4-8 FAMILY
  - MULTI
  - NON-TRANSIENT LODGING
  - MIXED USE
  - RESIDENTIAL VACANT
  - RETAIL
  - GENERAL OFFICE
  - OTHER COMMERCIAL
  - GAS STATION AND OTHER CAR RELATED
  - PUBLIC RECREATION AND OPEN SPACE
  - PRIVATE RECREATION AND OPEN SPACE
  - AGRICULTURE
  - OTHER STATE/FEDERAL FACILITIES (OTHER THAN OPEN SPACE)
  - MUNICIPAL GOVERNMENT
  - NURSING HOMES AND HOSPITALS
  - EDUCATIONAL/MUSEUMS/OTHER
  - RELIGIOUS
  - CHARITY
  - PRV SCHOOLS, PLAYGROUNDS
  - TRAFFIC ISLANDS
  - PUBLIC & PRIVATE SCHOOL BUILDINGS



Locus Map

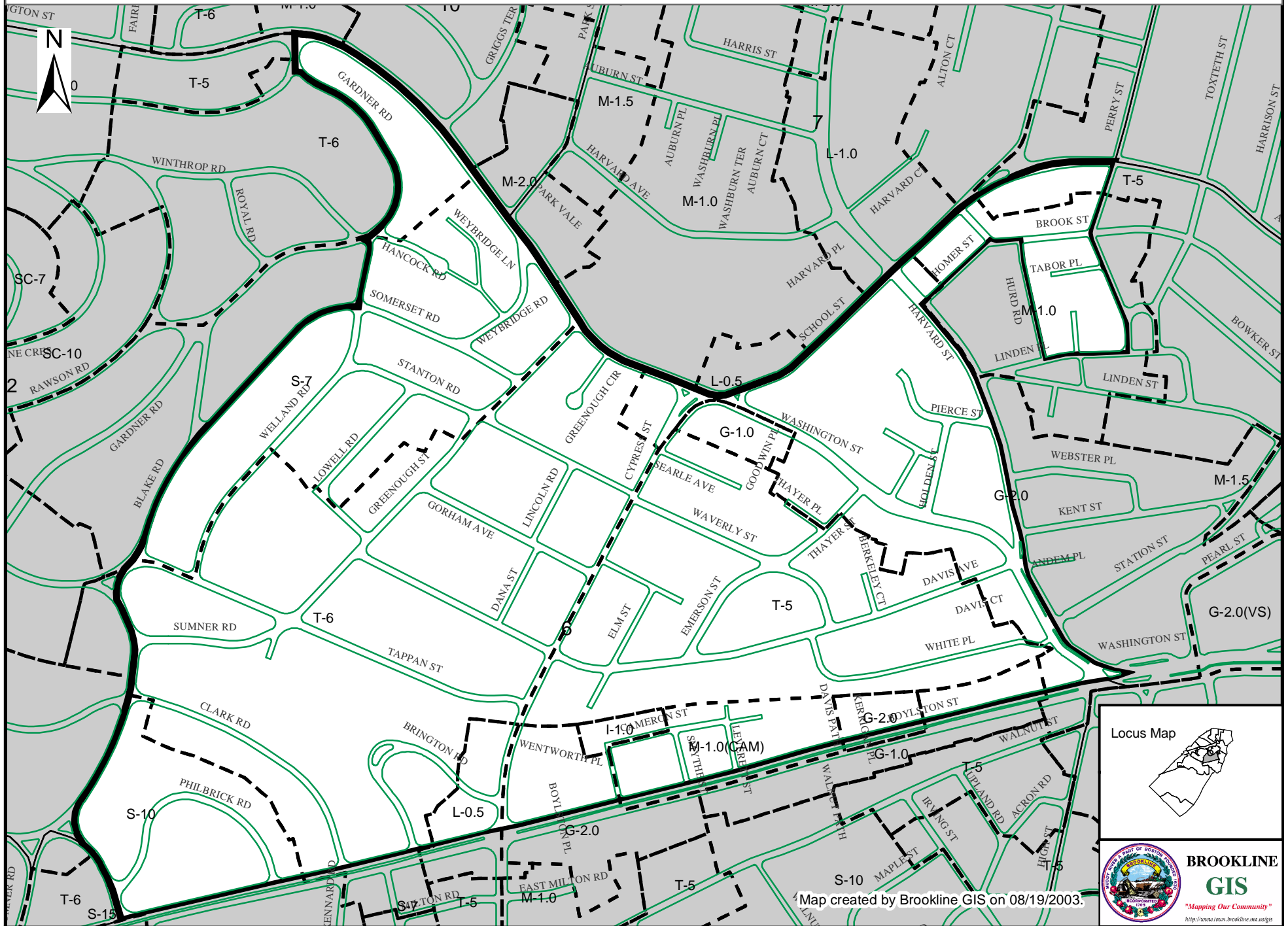


**BROOKLINE**  
**GIS**

"Mapping Our Community"  
<http://www.town.brookline.ma.us/gis>

Map created by Brookline GIS on 08/19/2003.

# TOWN OF BROOKLINE ZONING DISTRICTS FOR PRECINCT NO. 6



Locus Map

**BROOKLINE**  
**GIS**  
"Mapping Our Community"  
<http://www.town.brookline.ma.us/gis>



Table 5.01 - Table Of Dimensional Requirements		LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM (feet)	MINIMUM YARD <sup>3, 10</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE					Front 1,6	Side <sup>2</sup>	Rear	Landscape	Usable
<b>S-40</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use <sup>15</sup>	40,000	0.15	150	35	40	30	60	100%	none
<b>S-25</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	12,500	0.25	90	35	30	20	50	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use <sup>14, 15</sup>	25,000	0.20	120	35	40	30	60	80%	none
<b>S-15</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
<b>S-10</b>	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use <sup>15</sup>	10,000	0.30	85	35	30	20	40	40%	none
<b>S-7</b>	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
<b>S-0.5P</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000								
<b>S-0.75P</b>	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Other dwelling structure		0.75	65	40	20	$10 + \frac{L^1}{10}$	30	10%	30%
	First dwelling unit	14,000								
	Each additional dwelling unit	1,000								
<b>SC-7</b>	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	10,000	0.35	65	35	30	20	40	30%	none
<b>T-6</b>	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
	2 family dwelling	6,000	0.75	55	35	15	10	30	10%	30%
	1-family attached dwelling	3,000	0.75	25	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
<b>T-5</b>	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
	2 family dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

Table 5.01 - Table Of Dimensional Requirements							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM	B	NB	Front <sup>1.6</sup>	Side 2	Rear	Landc.	Useable <sup>13</sup>
<b>M-0.5</b>	1-family detached dwelling	4,000	0.50	NA	40	35	NA	NA	15	7.5	30	10%	30%
	2-family detached dwelling	5,000	0.50	NA	50	35	NA	NA	15	10	30	10%	30%
	other dwelling structure		0.50	NA	none	35	NA	NA	15	$10 + \frac{L^2}{10}$	30	10%	30%
	first dwelling unit	3,000											
	each additional dwelling unit	2,000											
	Any other structure or principle use	5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none
<b>M-1.0 &amp; M-1.0 (CAM)</b>	1-family detached dwelling	4,000	1.00	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.00	NA	45	35	NA	NA	15	10	30	10%	20%
	1-family attached dwelling	2,250	1.30	NA	20	35	NA	NA	15	none	30	10%	20%
	other dwelling structure		1.00	NA	none	40	NA	NA	15		30	10%	20%
	first dwelling unit	3,000											
	each additional dwelling unit	1,000											
	Any other structure or principal use	5,000	1.00	NA	none	40	NA	NA	25	$10 + \frac{L^2}{10}$	40	20%	none
<b>M-1.5</b>	1-family detached dwelling	4,000	1.50	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.50	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.50	1.9	none	45 - 50	NA	60				10%	15%
	Any other structure or principal use*	5,000	1.50	1.9	none	45 - 50	NA	60	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
<b>M-2.0</b>	1-family detached dwelling	4,000	2.00	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.00	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.00	2.5	none	50	60	70				10%	10%
	Any other structure or principal use*	5,000	2.00	2.5	none	50	60	70	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
<b>M-2.5</b>	1-family detached dwelling	4,000	2.50	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.50	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.50	3.5	none	50	75	85				10%	5%
	Any other structure or principal use*	5,000	2.50	3.5	none	50	75	85	Under 45' 15 45' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM							
							B	NB	Front <sup>1,6</sup>	Side 2	Rear	Landsc.	Useable <sup>13</sup>
<b>L-0.5</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	0.5	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>L-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.75	2.25	none <sup>4</sup>	45	NA	70(CC)**	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75 (LSH)</b>	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none <sup>7</sup>	none	none	none
<b>G-2.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	45	60 45 (CA)	70 55(CA) 100(VS)	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>O-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H <sup>3</sup>	H <sup>3</sup>	none	none <sup>5</sup>
<b>O-2.0 (CH)</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	50	60	100	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>I-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>

(Additional regulations are contained in the text of Article 5.00)

\*\*Maximum 7 stories

**Required Lot Frontage: 25' in S and SC districts  
20' in all other districts**

**FOOTNOTES:**

1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of [§5.41](#) for buildings of uneven alignment or height. H is the height, measured as provided in [§5.30](#), of that part of the building for which the setback or yard is to be calculated.
4. Automotive uses are subject to the requirements of [§§ 6.30](#) and [6.40](#).
5. See [§5.07](#), Dwelling in Business and Industrial Districts.
6. See [§5.54](#), Exception for Existing Alignment.
7. See [§5.64](#), Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
8. See [§5.73](#), Rear Yard in Business or Industrial Districts.
9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by [§5.31, paragraph 3](#). Where a height figure is followed by a zoning district designation as defined in [§3.02](#), that figure shall be the maximum allowable height in that category for that particular district.
10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of [§5.21](#) and [§5.32](#) respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
13. See [§5.91](#), Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in [§5.21, paragraph 1](#).
15. For dwelling subject to [§5.11, paragraphs 2 and 3](#), the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to [§5.11, paragraph 1](#) in the relevant zoning district.
16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard – None.



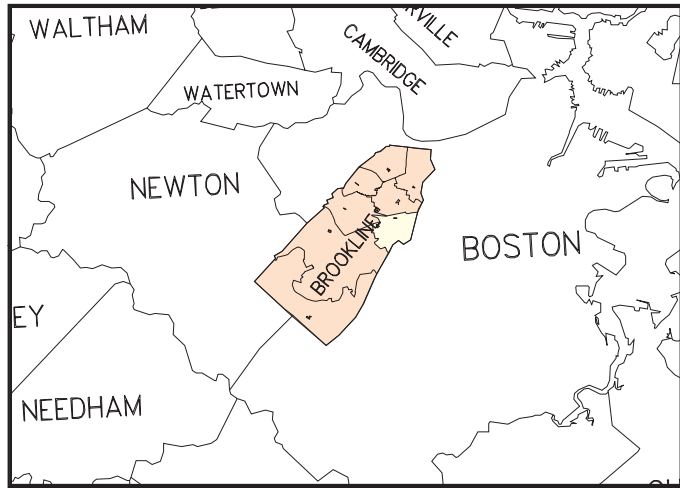
# TOWN OF BROOKLINE

## LINCOLN SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec.Opportunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map.

Map printed on 10/02/03

BOARD OF SELECTMEN

Deborah Goldberg, Chairman  
Donna E. Kalkow  
Joseph T. Geller  
Gilbert R. Hoy, Jr.  
Robert Allen

TOWN ADMINISTRATOR  
Richard J. Kelliber

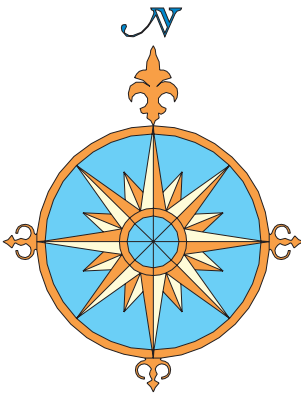
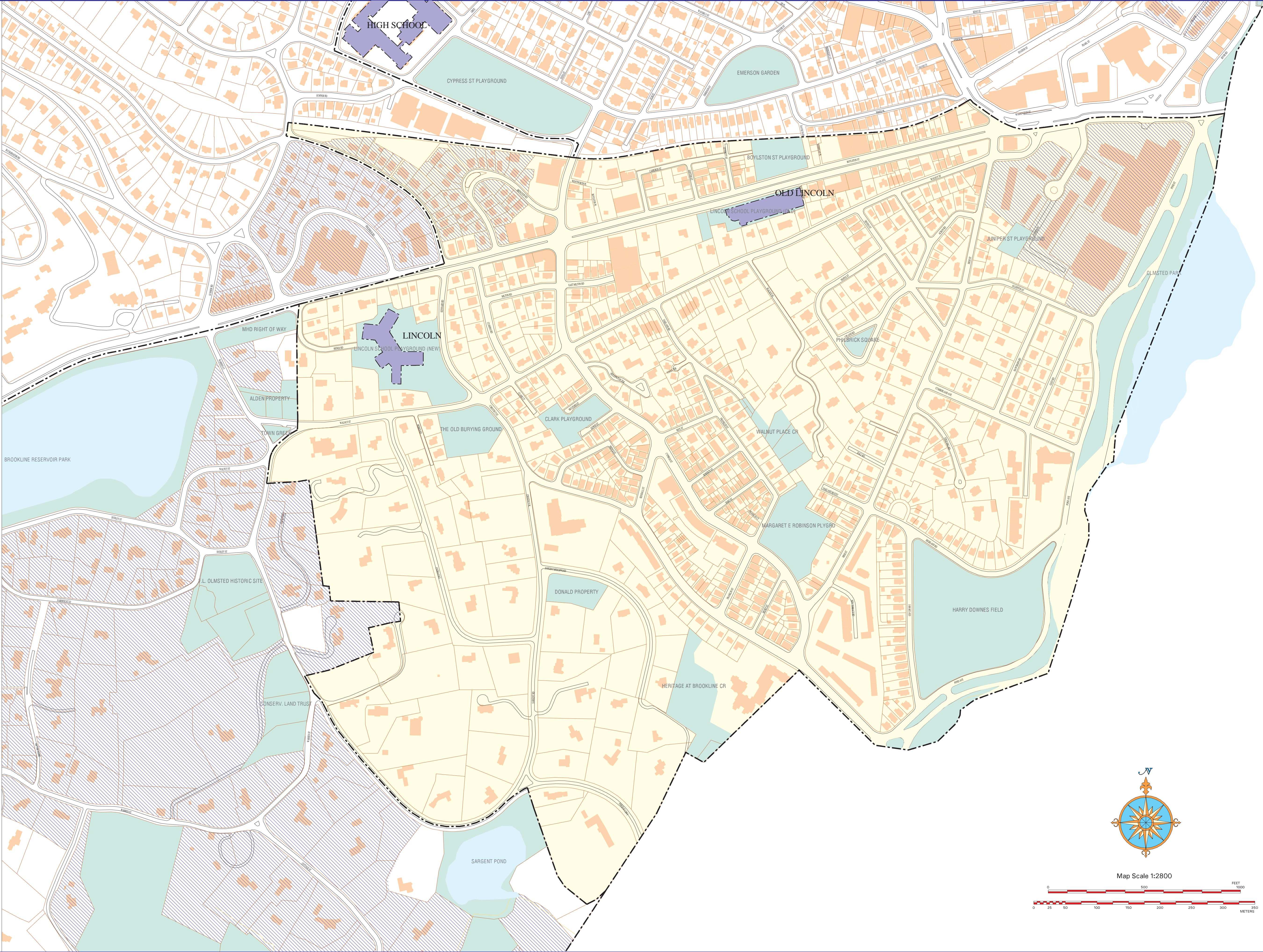
**TOWN OF BROOKLINE**  
INFORMATION SERVICES DEPARTMENT  
Geographic Information System

GIS STEERING COMMITTEE:

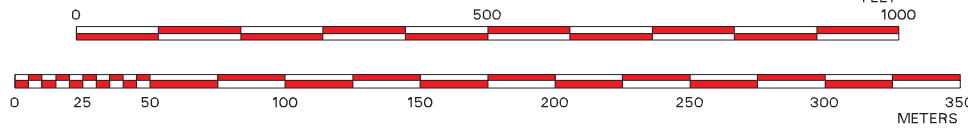
Jon Siedgman, Chair  
Alan Bell  
Harvey Beth  
Brian Green  
Thomas DeMatto  
Peter Dero  
Robert J. Duffy  
James C. Flaherty  
George F. Shady  
James C. Williams  
James C. Williams  
Audrey Pappas  
Patrick J. Ward

GIS MANAGER  
Peng Yang  
TEL: 617-736-3857

**BROOKLINE**  
**GIS**  
"Mapping Our Community"  
<http://www.town.brookline.ma.us/gis>
























Map Scale 1:2800





# POTENTIAL GREENWAYS

## LEGEND

-  OTHER OPEN SPACES
-  TOWN OWNED PATHWAYS
-  BEACON STREET
-  WEBSTER STREET TO RIVERWAY
-  ROUTE 9
-  AMORY STREET
-  BROOKLINE VILLAGE
-  COMMONWEALTH AVENUE
-  CHARLES TO CHARLES
-  URBAN TRAIL
-  RESERVOIR THROUGH HEATH SCHOOL  
SARGENT POND TO RESERVOIR
-  HIGH SCHOOL
-  SOUTH BROOKLINE LOWER BELT
-  WATER BODY
-  STREAMS AND RIVERS
-  STREET CENTERLINE
-  MBTA RAIL LINES
-  BUS ROUTES
-  TOWN BOUNDARY
-  BUS STOPS
-  MBTA RAIL STOPS

## DATA SOURCES

GREENWAYS: Brookline Conservation Commission

Open Space: Brookline GIS, 3/97. Developed in house by Brookline GIS staff with the help of the Conservation Commission. Based upon the Boston Edison street network, parcels data layer. Attribute information derived from the 'OPEN SPACE IN BROOKLINE' publication by the Conservation Commission.

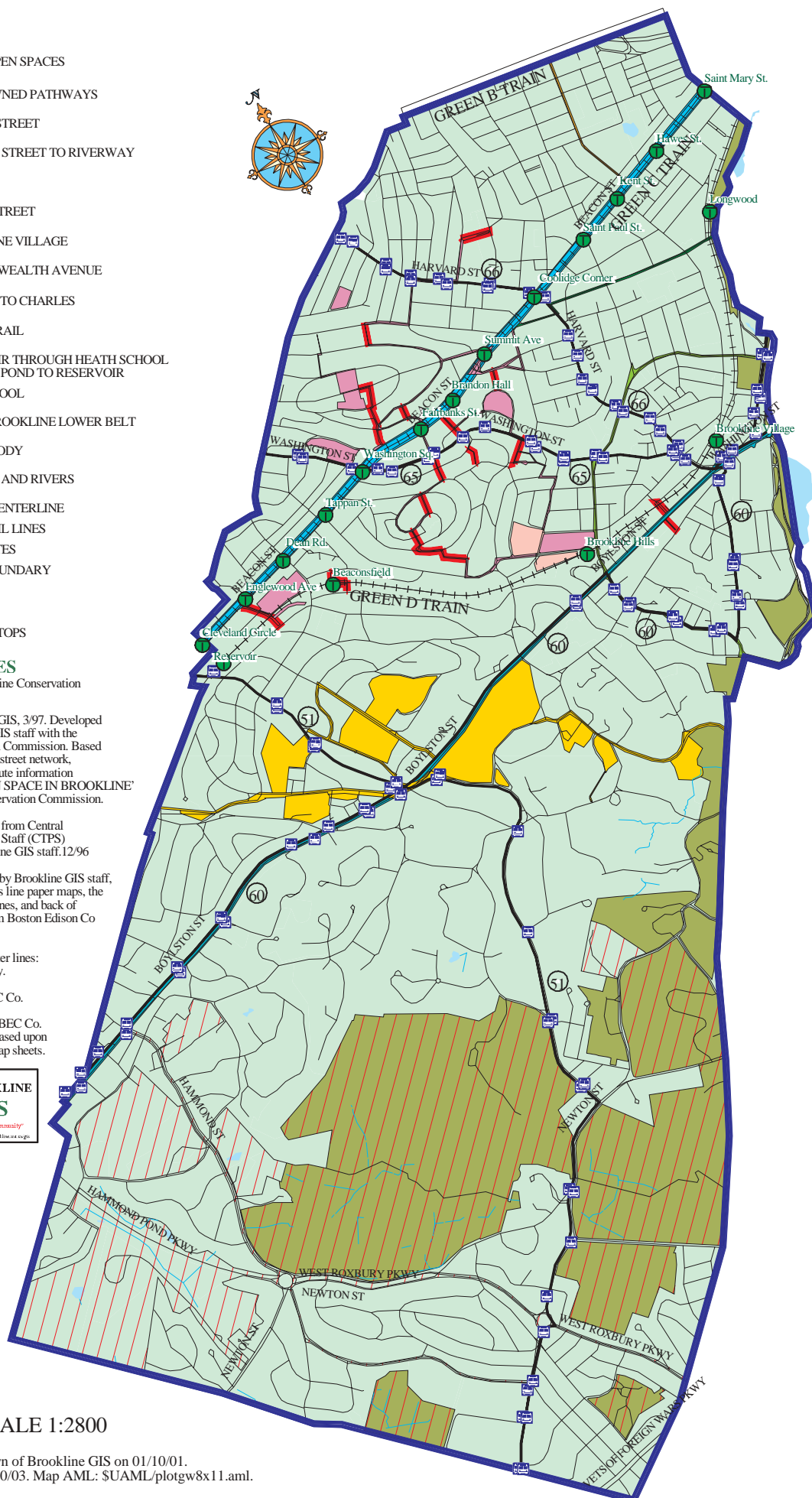
MBTA Lines: Obtained from Central Transportation Planning Staff (CTPS) and modified by Brookline GIS staff. 12/96

Bus Routes: Developed by Brookline GIS staff, based upon MBTA's bus line paper maps, the street edges, centerlines, and back of sidewalks base data from Boston Edison Co 08/97.

Street Edges, Street Center lines: Boston Edison Company.

WATER BODIES: BEC Co.

TOWN BOUNDARY: BEC Co.  
Updated by CDM Inc. based upon Brookline Assessor's map sheets.



MAP SCALE 1:2800

Map created by Town of Brookline GIS on 01/10/01.  
Map printed on 09/30/03. Map AML: \$UAML/plotgw8x11.aml.



TOWN OF BROOKLINE, MASSACHUSETTS

EXISTING AFFORDABLE HOUSING UNITS

AS OF JANUARY 2003

AFFORDABLE HOUSING DEVELOPMENTS/UNITS

KEY	NAME/ADDRESS	UNITS	TARGET POPULATION	FINANCING
Subsidized Housing Owned by Private Investors (Rentals)				
FP1	(Now NP9)			
FP2	(Now NP10)			
FP3	(Now NP11)			
FP4	1371 Beacon St.	30	general	MHFA, federal 236
FP5	Village at Brookline	153	elderly/disabled	MHFA, federal
FP6	Village at Brookline	154	general	MHFA, federal
FP8	1019 Beacon St.	23	individual(SRO)	Town HOME
FP9	Longwood Towers	2	general	inclusionary zoning
FP10	The Colchester	4	general	inclusionary zoning
FP11	74 Kent St.	2	general	inclusionary zoning
FP12	77 Marion St.	4	general	inclusionary zoning
FP13	110 Cypress St.*	5	general	inclusionary zoning
FP14	75-81 Boylston St.*	1	general	inclusionary zoning
Subtotal		378		
Public Housing Owned by The Brookline Housing Authority (Rentals)				
PH1	Sussman House	100	elderly/disabled	Federal
PH2	O'Shea House	100	elderly/disabled	Federal
PH3	Morse Apartments	99	elderly/disabled	Federal
PH4	Kickham Apartments	39	elderly/disabled	Federal
PH5	Col Floyd Apartments	60	elderly/disabled	State
PH6	Trustman Apartments	50	general	State
PH7	Trustman Apartments	34	elderly/disabled	State
PH8	Walnut Apartments	24	elderly/disabled	Federal
PH9	Walnut Apartments	76	general	Federal
PH10	High St. Veterans	186	general	State
PH11	Egmont St. Veterans	120	general	State
PH12	Kilgalon House	8	special needs	State
PH13	McCormack House	10	special needs	State
PH14	Connelly House	13	special needs	State
PH15	Condominium	1	elderly/disabled	State
PH16	Condominium	1	elderly/disabled	State
Subtotal		921		
Subsidized Housing Owned/Controlled by Non-Profits/Cooperatives (Rentals)				
NP1	Paul Sullivan Trust	29	individuals(SRO)	State
NP2	Humanity House	10	special needs	State
NP3	Goddard at Brookline	17	elderly assisted hsg	Inclusionary Zoning
NP4	Brookline Cooperative	116	general	Federal
NP5	Sara Wallace House	17	individuals(SRO)	Town HOME & CDBG
NP6	Ruth Cowan House	9	elderly	Town HOME; State
NP7	1754 Beacon St.*	13	individuals(SRO+)	Town HOME; Housing Trust,State
NP8	1876 Beacon St.*	14	individual(SRO)	Town; State
NP9	100 Centre St.	127	general	MHFA, Federal Section 236 (121A)
NP10	120 Centre St.	104	elderly/disabled	MHFA, Federal Section 236, LIHTC
NP11	1550 Beacon St.	107	general	MHFA, Federal Section 236, LIHTC
Subtotal		563		
Owner-Occupied Units				
OO1	1162-64 Boylston St.	6	general	Inclusionary Zoning
OO2	Kendall Crescent	5	general	Inclusionary Zoning
OO3	The Hammonds I*	3	general	Inclusionary Zoning
OO4	The Hammonds II*	7	general	Inclusionary Zoning
OO5	Residence at 51 Park St.*	2	general	Inclusionary Zoning
OO6	Residence at St. Paul St.*	8	general	Inclusionary Zoning (1 unit with home)
Subtotal		31		
TOTAL		1,893		

\*Permitted and/or Under Development

LEGEND

- INVESTOR OWNED RENTALS
- BROOKLINE HOUSING AUTHORITY OWNED RENTALS
- NON PROFIT/COOPERATIVE OWNED RENATLS
- OWNER-OCCUPIED
- <10 UNITS
- 10-24 UNITS
- 24-59 UNITS
- 50-99 UNITS
- >100 UNITS
- PARCEL LINES
- STREET EDGES

DATA SOURCES

AFFORDABLE HOUSING: Developed by Brookline GIS based on information from the Housing Division of the Brookline Department of Planning and Community Development.

STREET EDGES: Boston Edison Company.

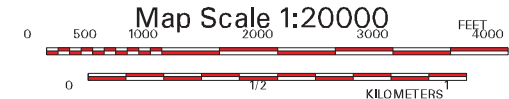
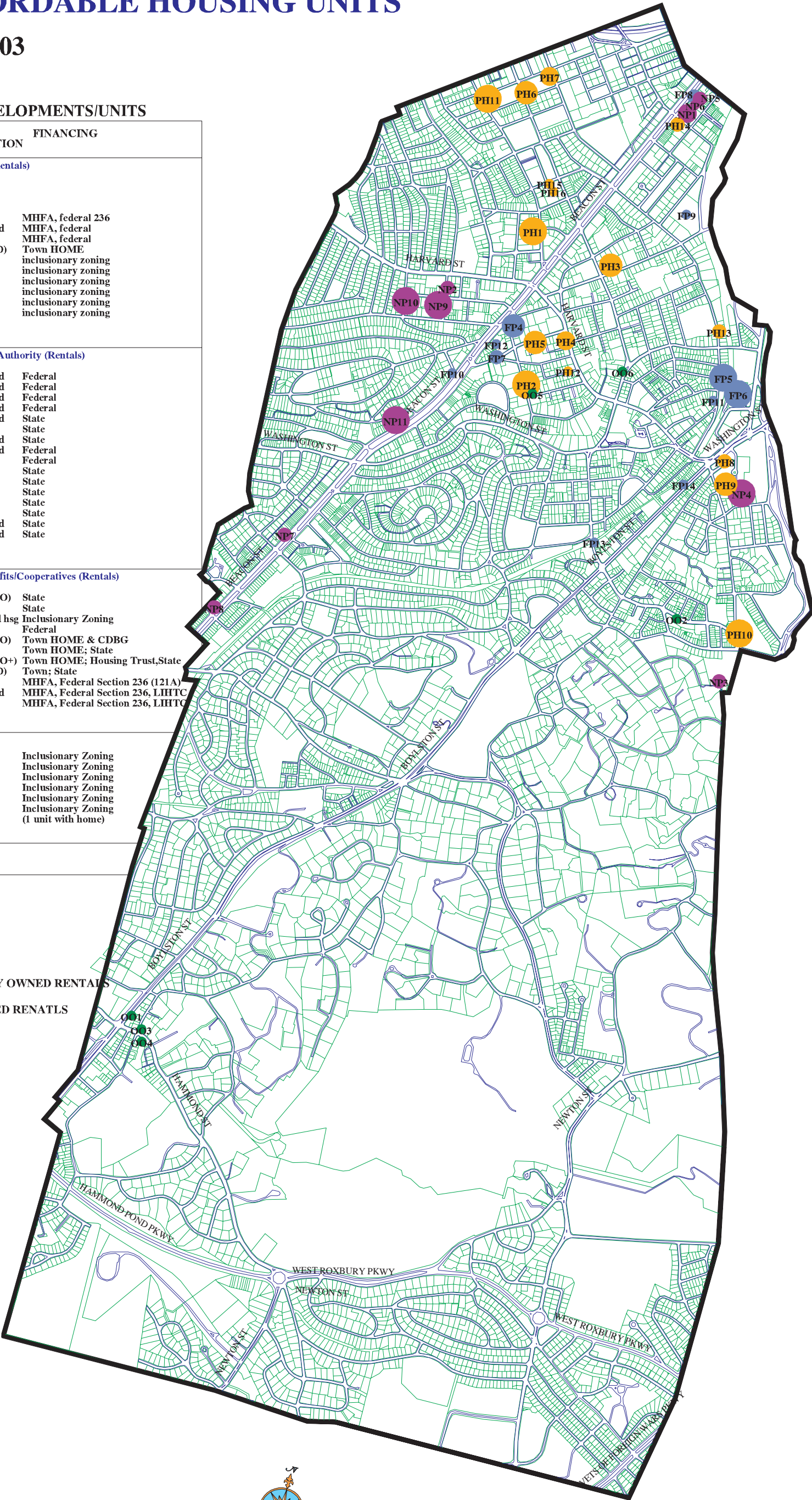
PARCELS: Boston Edison Company.

TOWN BOUNDARY: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and it is based upon Brookline Assessor's

DISCLAIMER

The information shown on this map is from the Brookline Geographic Information System (GIS) database.

The Town of Brookline cannot guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.



Map created by Town of Brookline GIS on 12/26/2002. Map printed on 03/05/03.

Map AML: \$UAML/plotth\_symbol03-11x17.aml

# AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

Name/Address	Year	Total Units	Afford. Units	Owner Type	Max income in relation to SMSA Median Income						Counted for Chapter 40B	Target Population	Financing
					< 50%	<60%	<80%	<95%	<100%	<110%			
SUBSIDIZED HOUSING OWNED BY PRIVATE INVESTORS (rentals)													
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St.*	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total			382										

<b>PUBLIC HOUSING - OWNED BY THE BROOKLINE HOUSING AUTHORITY (rentals)</b>													
High St. Veterans	1947	186	186	BHA			186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	BHA			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	BHA			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	BHA			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	BHA			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
<b>sub-total</b>			<b>921</b>										

<b>SUBSIDIZED HOUSING OWNED/CONTROLLED BY NONPROFITS / COOPERATIVES (rentals)</b>													
Brookline Cooperative	1965	116	116	cooperative				116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
<b>sub-total</b>			<b>603</b>										

OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6				6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning
The Hammonds I	2003	23	3	owner-occ'd					3		0	general	Inclusionary zoning
The Hammonds II*	2004	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2				[+2]	general	Inclusionary zoning
Residences at St. Paul*	2004	49	8	owner-occ'd			5		3		[+5]	general	Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	[59]	30	owner-occ'd			15			15	[+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd							0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total		89											
TOTAL AFFORDABLE UNITS *		1995											
Total units currently available		1918		By targeted income	327 16%	292 14%	1157 56%	116 6%	60 3%	15 1%	2062 [+84] 2146	included in 40B Expected adds Total projected	7.86 % of 26,224 .32 % of 26,224 8.18 % of 26,224
* Constructed, Permitted and/or Under Development													



***LOTS BELOW ZONED LOT SIZE***

